

ARTICLE XXXIII (L)  
GOULDS COMMUNITY URBAN CENTER DISTRICT

Sec. 33-284.91 Purpose and Intent

- A. The regulations contained in this chapter and Chapter 18A, Landscape Code, Code of Miami-Dade County, Florida, shall apply to this article, except as otherwise added to or modified herein.
- B. The Illustrative Master Plan (Figure 1), illustrates the citizens' vision and may be used to interpret this article. Where the Illustrative Master Plan conflicts with the text of this article, the text shall govern.
- C. The boundaries shown in Figure 1 shall constitute the Goulds Community Urban Center Boundary Plan and are generally described as follows: from the intersection of the south side of the right-of-way of the Black Creek Canal with the extension of the centerline of SW 114<sup>th</sup> Avenue, then south along the centerline of SW 114<sup>th</sup> Avenue to the centerline of SW 214<sup>th</sup> Street, then east along theoretical SW 214<sup>th</sup> Street to the centerline of SW 113<sup>th</sup> Avenue, then south along the centerline of SW 113<sup>th</sup> Avenue to the centerline of SW 216<sup>th</sup> Street, then west along the centerline of SW 216<sup>th</sup> Street to the centerline of SW 115<sup>th</sup> Avenue, then south along the centerline of SW 115<sup>th</sup> Avenue to the centerline of SW 220<sup>th</sup> Street, then west along the centerline of SW 220<sup>th</sup> Street to a point located approximately 190 feet west of the centerline SW 120<sup>th</sup> Avenue, then north along an imaginary line at 190 feet to the west of the centerline of SW 120<sup>th</sup> Avenue to the south side of the right-of-way of the Black Creek Canal, then east along the south side of the right-of-way of the Black Creek Canal to the beginning point.

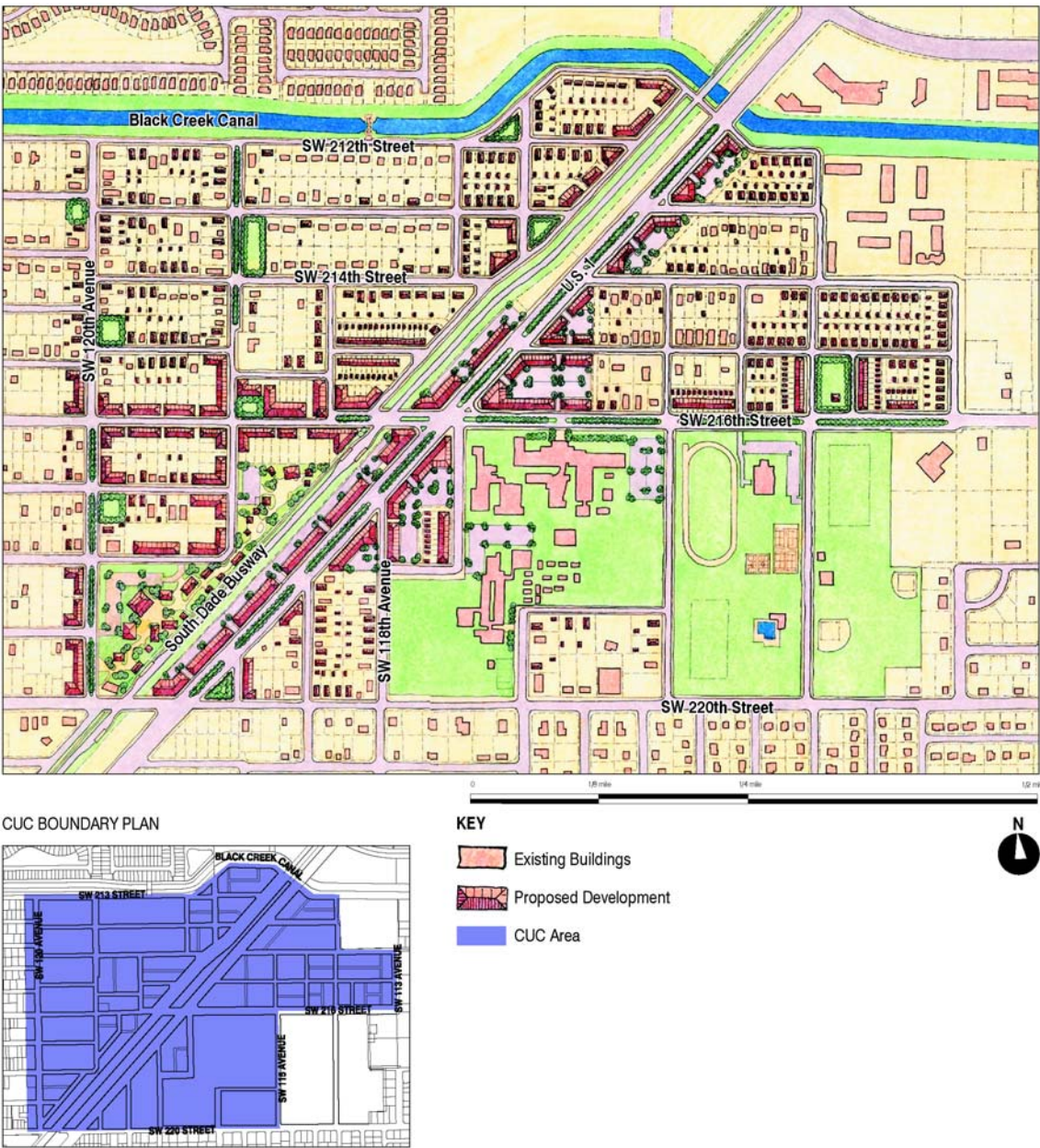
A more detailed legal description of the boundaries follows:

Beginning in the intersection of south side of the R/W of the Black Creek Canal and the centerline of SW 114<sup>th</sup> Avenue, then South along the centerline of SW 114<sup>th</sup> Avenue to the intersection with the centerline of SW 214<sup>th</sup> Street, then East along the centerline of 214<sup>th</sup> Street, to the intersection with the centerline of SW 113 Avenue, then South along the centerline of SW 113 Avenue to the

intersection with the centerline of SW 216<sup>th</sup> Street, then Westerly along the centerline of SW 216<sup>th</sup> Street to the intersection with the centerline of SW 115 Avenue, then South along the centerline of SW 115 Avenue to the intersection with the centerline of SW 220<sup>th</sup> street, then West along the centerline of SW 220<sup>th</sup> Street to a point located approximately 190 feet West of the centerline of SW 120<sup>th</sup> Avenue, and intersecting with the centerline of the SW 220<sup>th</sup> Street, then North along an imaginary line at 190 feet parallel and west of the centerline of SW 120<sup>th</sup> Avenue to the intersection with the south side of the R/W of the Black Creek Canal, then East along the south side of the R/W of the Black Creek Canal to the point of beginning (the intersection with the centerline of SW 114<sup>th</sup> Avenue).

- D. Full scale maps of the Illustrative Master Plan presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters figures in this article, are on file with the Miami-Dade Department of Planning and Zoning.
  
- E. No provision in this article shall be applicable to any property lying outside the boundaries of the Goulds Community Urban Center District (GCUC) as described herein. No property lying within the boundaries of the GCUC shall be entitled to the uses or subject to the regulations provided in this article until an application for a district boundary change to GCUC has been heard and approved in accordance with the provisions of this chapter.

Figure 1: Illustrative Master Plan



Sec. 33-284.92. Goulds Community Urban Center District (GCUC) Requirements

Except as provided herein, all developments within the GCUC shall comply with the requirements provided in Article XXXIII(K), Standard Urban Center District Regulations, of this code.

Sec. 33-284.93. Uses.

Except as provided herein, all permitted, conditionally permitted, and temporary uses within the GCUC shall comply with Section 33-284.83 of this Code.

- A. Permitted Uses. The following uses shall be permitted in the Store Porch Special District (SD) Area:
1. outdoor produce markets
  2. on lots fronting a Main Street, all uses permitted in Mixed Use Main Street (MM)
  3. all uses permitted in the Mixed Use Corridor (MC)
- B. Conditionally Permitted Uses. An entertainment center shall be permitted after public hearing pursuant to section 33-311(A)(3) of this code, provided that the following conditions are also satisfied:
1. The site contains a minimum of 5 net acres and a maximum of 20 net acres.
  2. A landscaped buffer of 25 feet is provided along all property lines, allowing only access and egress therein, except that Main Street frontage shall comply with the Building Placement and Design Parameters.
  3. All buildings are setback a minimum of 30 feet from all property lines except along a Main Street.

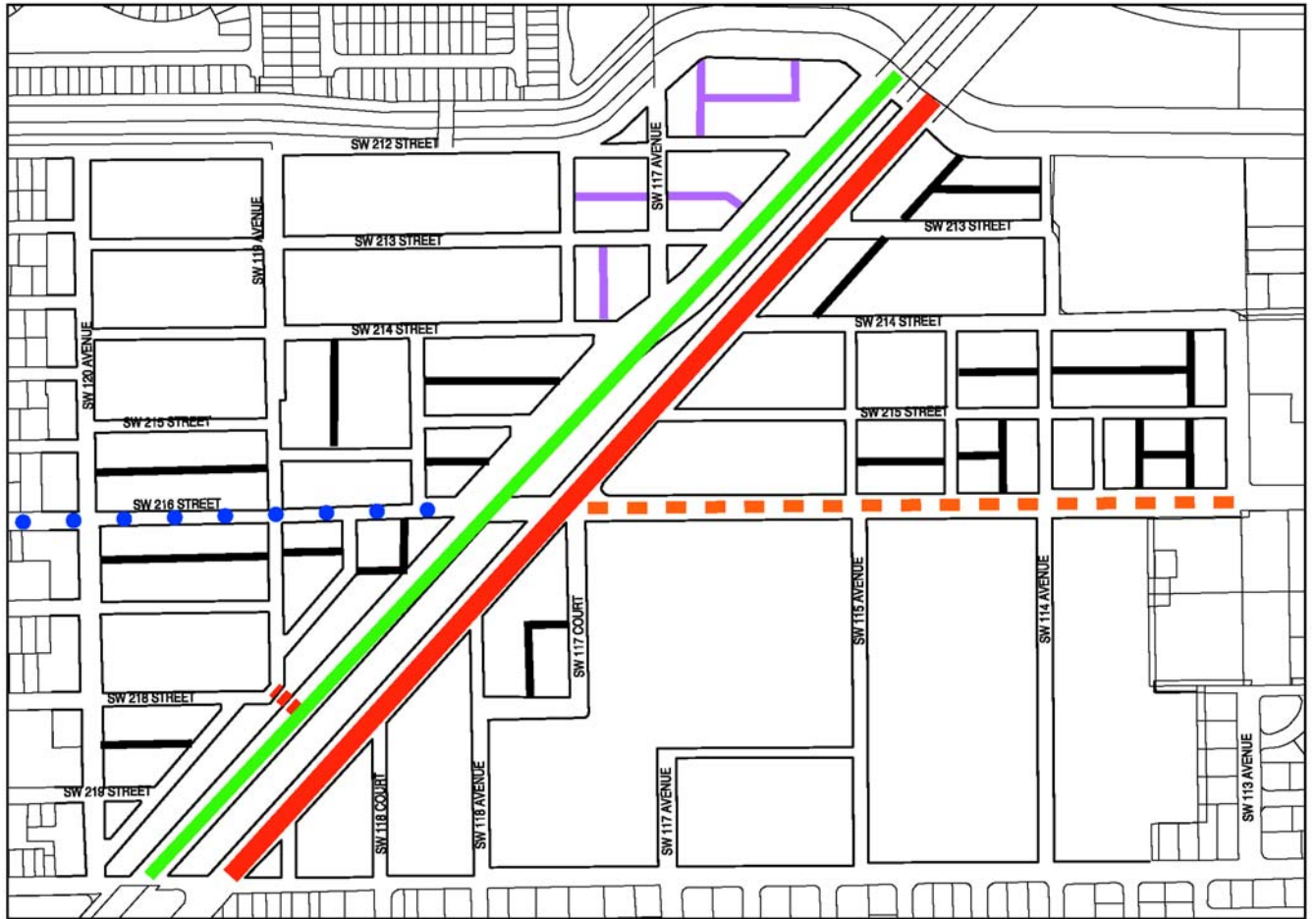
Sec. 33-284.94. The Regulating Plans

The Regulating Plans shall consist of the following controlling plans, as defined and graphically depicted in this section.

- A. The Street Types Plan, which establishes a hierarchy of street types in existing and future locations. The five Street Types and the hierarchy of streets (from most important to least important in accommodating all types of activity) are U.S. 1, Main Street, Boulevard, Minor Street, and Service Road.

- B. The Sub-districts Plan, which delineates 3 Sub-districts: Core, Center and Edge. These Sub-districts shall regulate the allowable intensity of development in accordance with the Comprehensive Development Master Plan and this article.
- C. The Land Use Plan, which delineates the areas where specified land uses and development of various types and intensities shall be permitted.
- D. The Building Heights Plan, which establishes the minimum and maximum allowable number of stories.
- E. The Designated Open Space Plan, which designates open spaces. The designated open spaces shall be controlled by anchor points.
- F. The New Streets Plan, which shows the location and the number of new streets needed to create the prescribed network of streets within each Urban Center District. All new A streets shall be required in the same general location as shown on the New Streets Plan. All B streets shall be located as provided in Section 33-284.86(F) of this code.
- G. The Bike Route Plan, which depicts the designated bike routes, including the bike facility requirements if any, which shall be shown in all development plans.

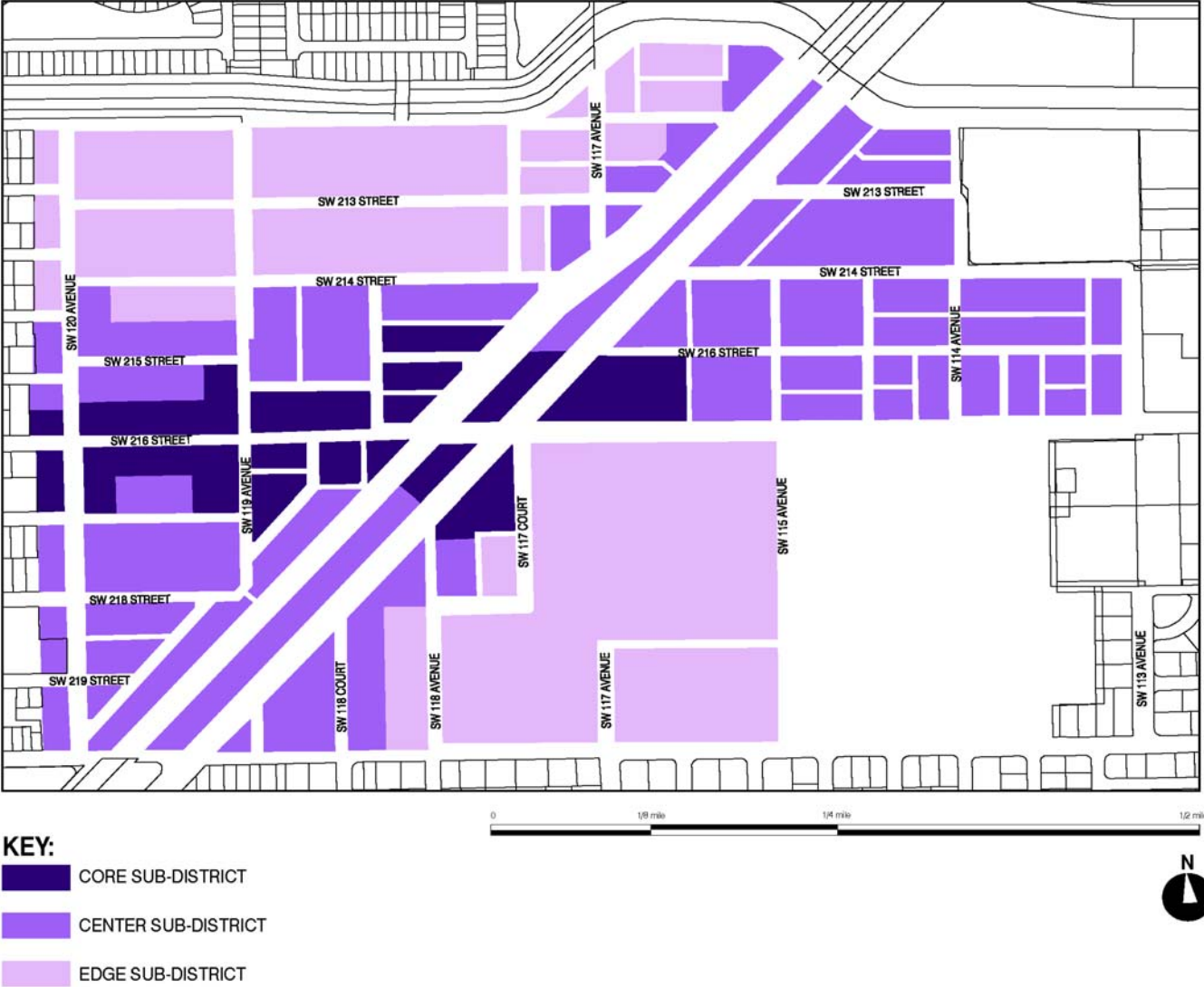
# A. Street Types Plan



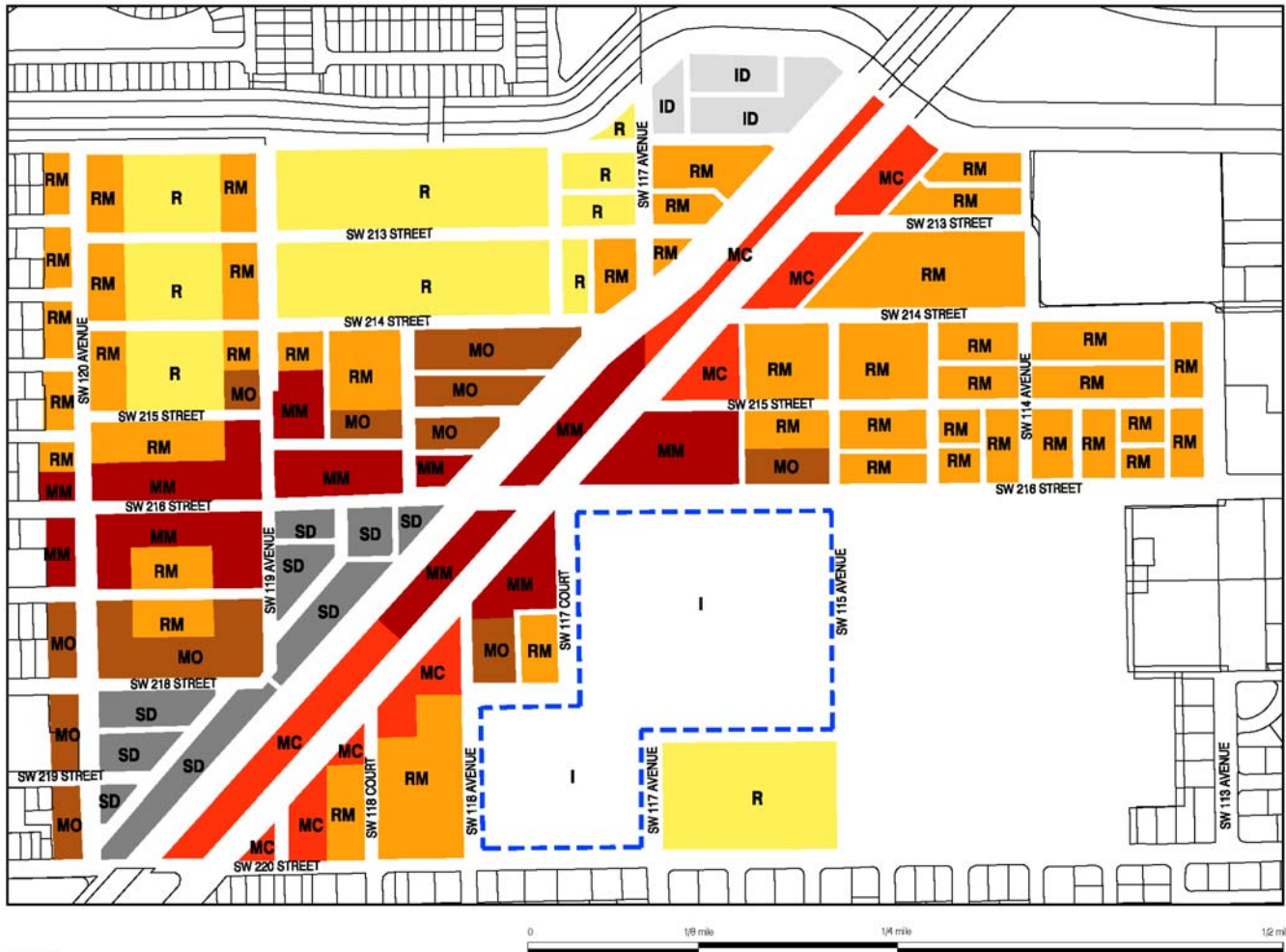
## KEY:

- US HIGHWAY 1 / S.R. 5
- SOUTH MIAMI-DADE BUSWAY
- MAIN STREET
- BOULEVARD
- MINOR STREET
- SERVICE ROADS  
CORE/CENTER SUB-DISTRICT
- SERVICE ROADS  
EDGE SUB-DISTRICT: OPTIONAL FOR  
SINGLE FAMILY DETACHED ONLY
- PEDESTRIAN PASSAGE

B. Sub-Districts Plan



## C. Land Use Plan



## KEY:

**MM MIXED USE MAIN STREET**  
First floor: businesses; professional offices; civic, education and government offices; second floor and above: residential (min. 12 units/acre net; max. 52\* units/acre net)

**MC MIXED USE CORRIDOR**  
Residential; businesses; professional offices; civic, education and government offices (max. 52\* units/acre net in the Core Sub-district; max. 36 units/acre net in the Center and Edge Sub-districts)

**MO MIXED USE OPTIONAL**  
First floor (optional): businesses, professional offices, civic, education and government offices; All floors: residential (min. 12 units/acre net; max. 36 units/acre net)

**RM RESIDENTIAL MODIFIED**  
Courtyard, sideyard, duplex, rowhouse, apartment dwellings (min. 12 units/acre net; max. 36 units/acre net)

**R RESIDENTIAL**  
Single family detached, courtyard, sideyard, rowhouse, duplex dwellings (min. 8 units/acre net; max. 18 units/acre net)

**SD STOREPORCH SPECIAL DISTRICT**  
Uses provided in Sec. 33-284.93 of this code

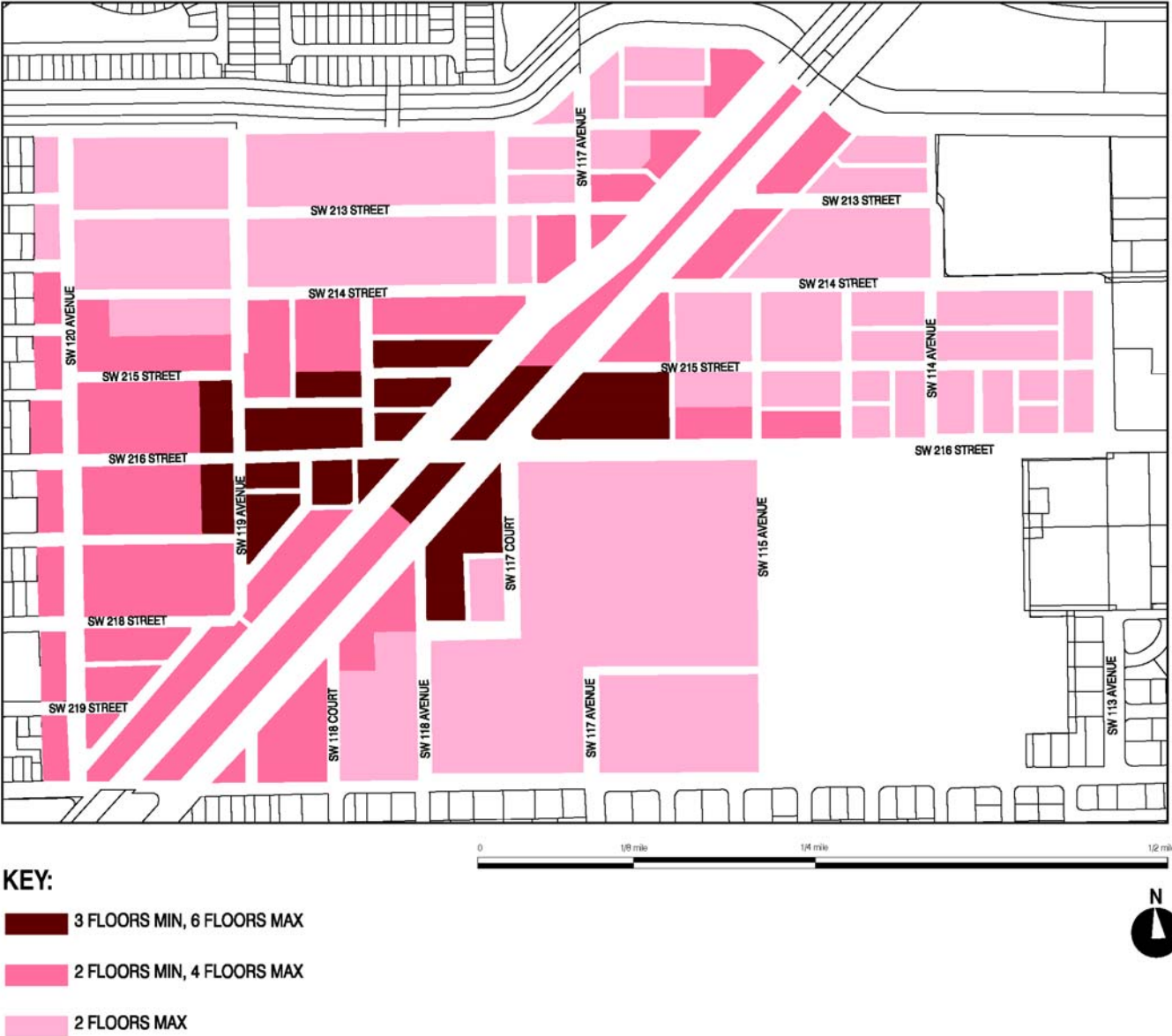
**ID INDUSTRIAL DISTRICT**  
In all floors and all sub-districts: IU-1 uses; live/work units (max. 36 units/acre net); in the Center Sub-district, all uses and densities permitted in Residential Modified (RM); in the Edge Sub-district, all uses and densities permitted in Residential (R). R and RM uses shall comply with Sec. 33-284.83(A)(3)(c).

**I INSTITUTIONAL**  
Civic, education, government offices

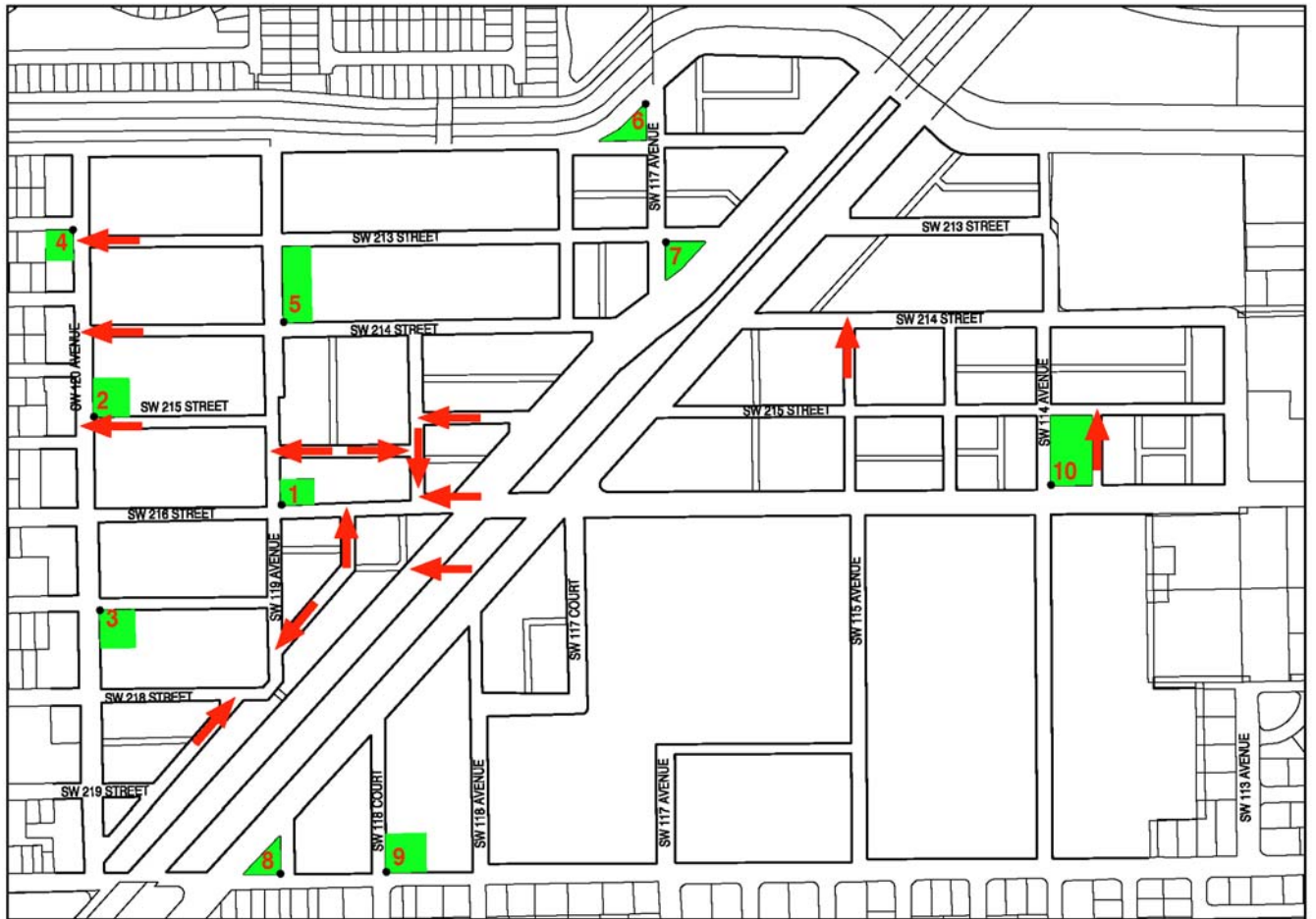
See Sections 33-284.83 and 33-284.93 of this code for specific permitted uses in each land use area.

\*Max. 52 units/acre net or max. 60 units/acre net with purchase of SUR (Severable Use Right as provided for in Sections 33B-41 to 33B-47 of this Code) at the rate of 2 residential credits/SUR.

D. Building Heights Plan



## E. Designated Open Space Plan



### KEY:

- PROPOSED BLOCKS
- DESIGNATED OPEN SPACE
- STREET VISTA
- ANCHOR POINT

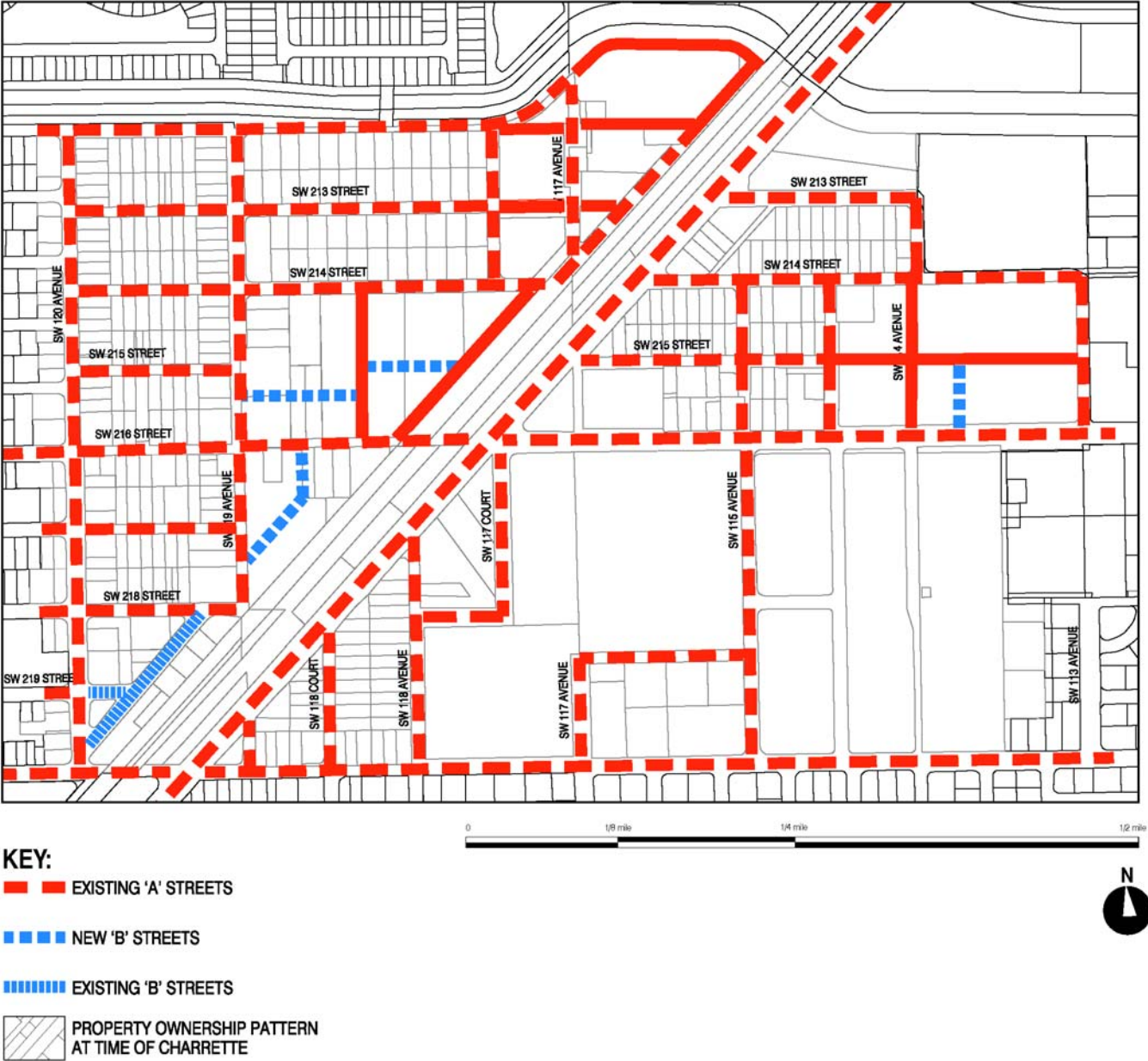
G Green, S Square, P Plaza

No	Type	Area
1	P	10,500 SF
2	G	17,500 SF
3	G	17,000 SF
4	G	10,000 SF
5	G	27,000 SF
6	G	9,000 SF
7	S	10,000 SF
8	S	8,500 SF
9	G	19,000 SF
10	S	35,500 SF

Open space, where an anchor point is shown, shall provide the general square footage shown in this Designated Open Space Plan.

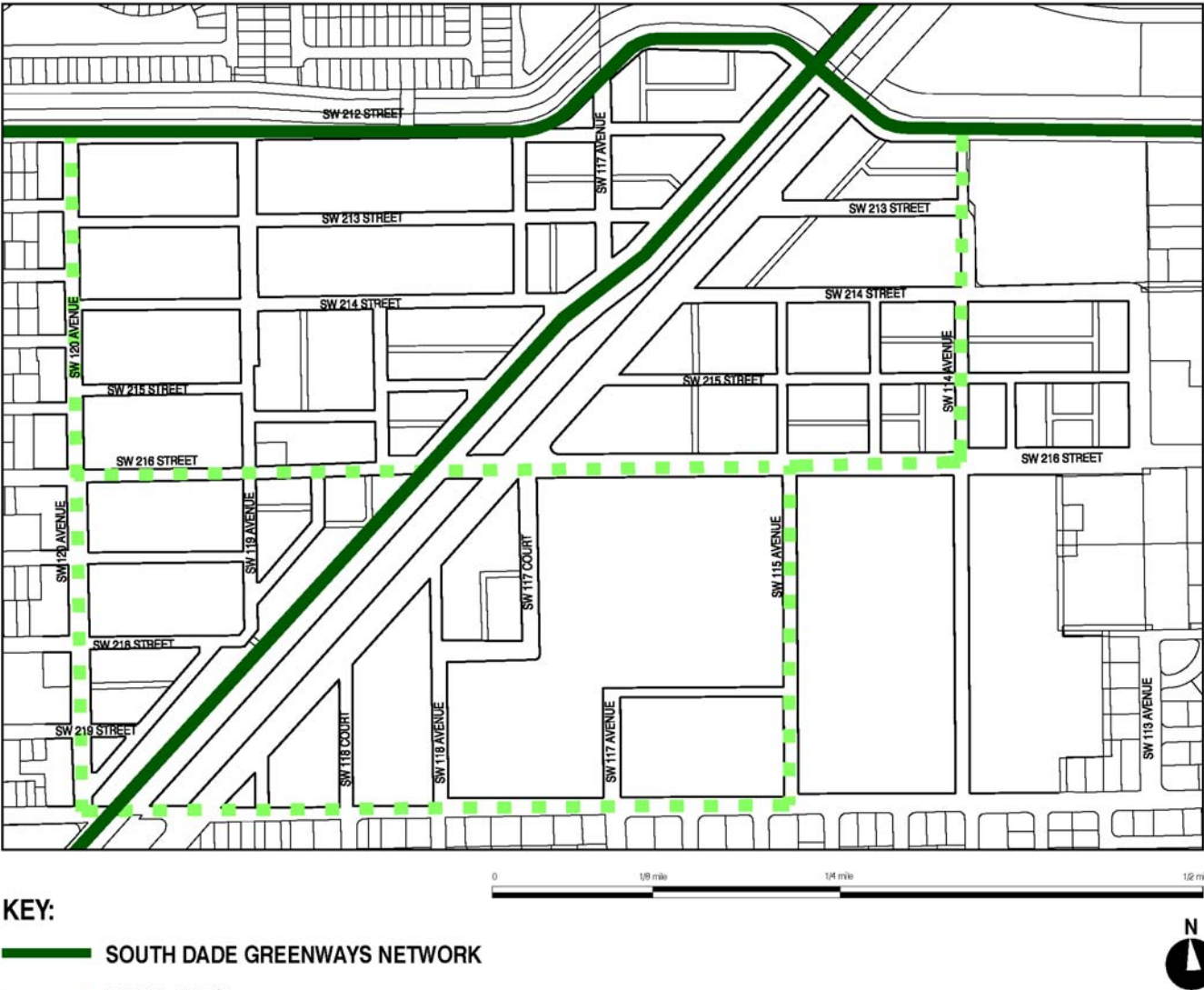
Open space, where an anchor point is not shown, shall be developed according to the Street Type Development Parameters.

F. New Street Dedications Plan



Note: New street allocations are based on the charrette illustrative plan and are approximate.

G. Bike Route Plan



Sec. 33-284.95. Building Placement and Design and Street Type Development Parameters

- A. All new development and redevelopment within the GCUC shall comply with the Building Placement and Design Parameters as provided in Section 33-284.85 of this code.
- B. All new development and redevelopment within the GCUC shall comply with the Street Type Parameters as provided herein:

Street type	Minimum Required Configuration	
	Core/Center	Edge
U.S. 1	As provided in this section	
Main Street	As provided in this section	
Boulevard	Street type 1, parking both sides	Street type 1 or 2
Minor Street	Street type 4, parking one side	Street type 4 or 5
Service Road	As provided in section 33-284.85	
Pedestrian Passage	As provided in section 33-284.85	

- C. Unless otherwise provided by the Building Placement and Design Parameters in Section 33-284.85 of this code, the following front and side street setbacks shall be required within the GCUC:

Street type	Required Setback		
	Core	Center	Edge
U.S. 1	6 feet	6 feet	10 feet
Main Street	0 feet*	0 feet*	10 feet
Boulevard	0 feet	0 feet	10 feet
Minor Street	10 feet	6 feet	10 feet
Service Road	0 feet	0 feet	0 feet
Pedestrian Passage	0 feet	0 feet	10 or 15 feet
*Colonnade required			

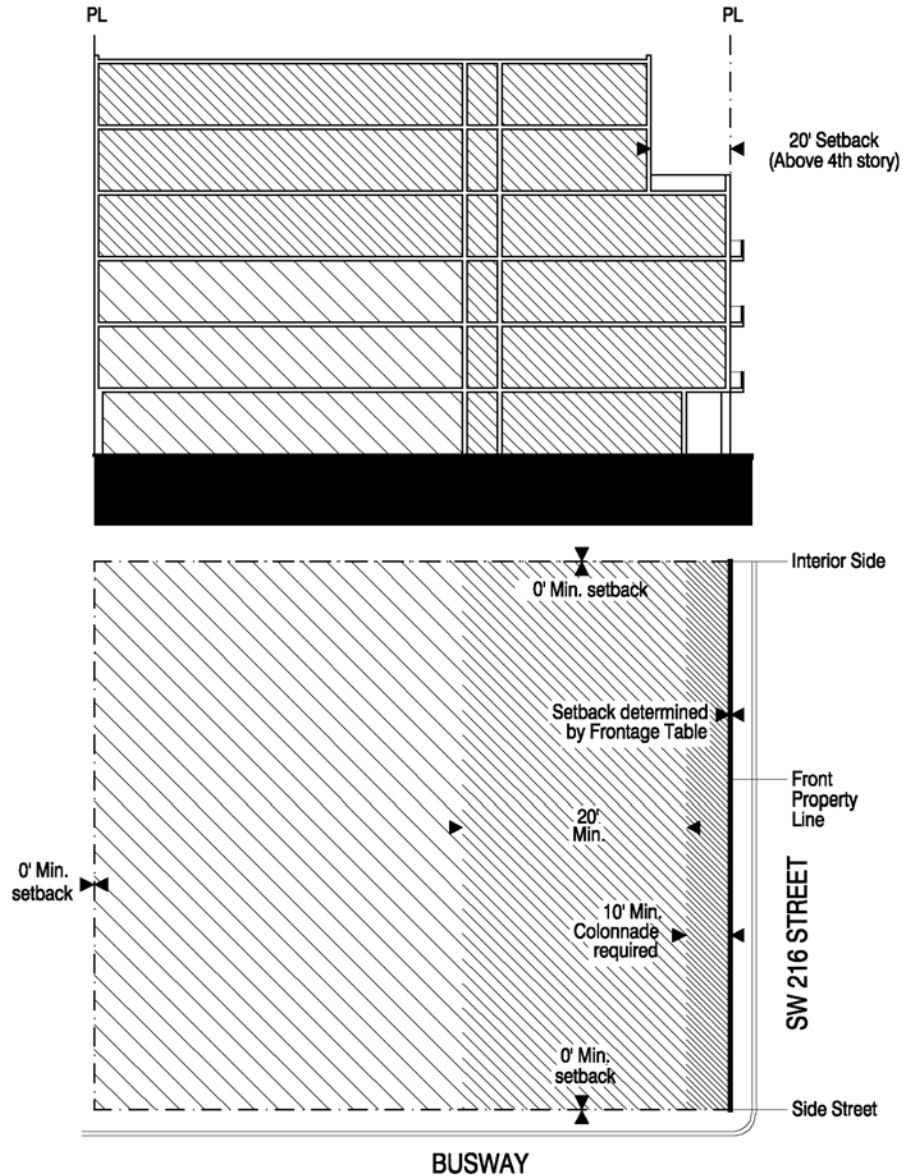
# STORE PORCH SPECIAL DISTRICT (SD)

## CORE/CENTER

### BUILDING PLACEMENT

PL: Property Line  
Min: Minimum  
Max: Maximum  
Req: Required

— Build to Line  
- - - Property Line  
▨ Required Colonnade  
▧ Habitable Space  
▩ Parking and/or allowable building area



### LAND USES

Applies to areas designated SD in the Core and Center Sub-district. For permitted uses refer to Sec. 33-284.93.

### BUILDING FRONTAGE

80 Percent Minimum at build-to line. Minimum frontage requirement applies along the front property line only.

### PARKING



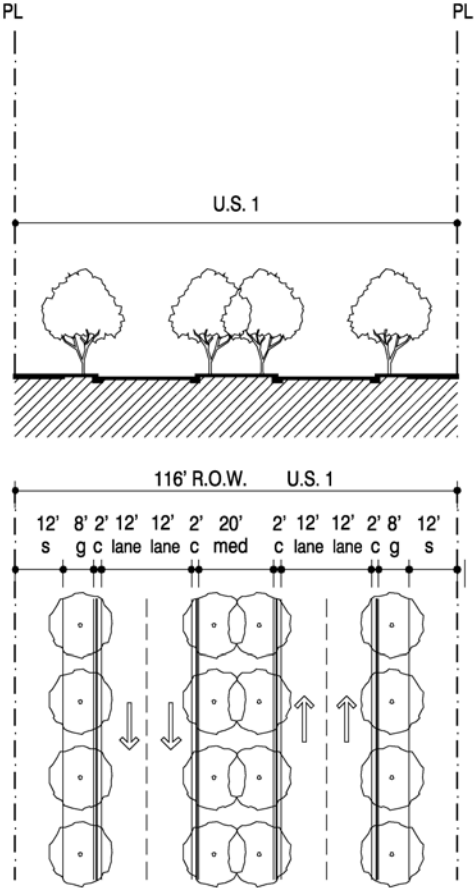
All on-site parking shall be accessed from the service road or adjacent minor street. Up to 60% of required parking may be provided off site within a 500' radius.

### SETBACK

The interior side/rear setbacks shall be as shown above. Front and side street setbacks as provided in Frontage Table; see Sec. 33-284.95(C).

### OTHER ELEMENTS

Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.  
Colonnades shall be a minimum of 10' deep. The colonnade depth shall not exceed the colonnade height. The exterior of the colonnade shall be no closer than 5' to the curb line.

U.S. 1/S.R. 5	
CORE/CENTER	
<b>STREET SECTION</b>  <b>Key:</b> s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication   Build to Line  Property Line	 <p>The diagram illustrates the street section for U.S. 1. The top view shows a 116' Right-of-Way (R.O.W.) with a central median (U.S. 1) and two side lanes. The bottom view provides a detailed breakdown of the 116' R.O.W. into various components: 12' sidewalk (s), 8' green (g), 2' curb and gutter (c), 12' lane (ln), 2' lane (ln), 2' curb and gutter (c), 20' median (med), 2' curb and gutter (c), 12' lane (ln), 12' lane (ln), 2' curb and gutter (c), 8' green (g), and 12' sidewalk (s). Arrows indicate the flow of traffic in both directions.</p>
<b>LANDSCAPE/ OPEN SPACE</b>	Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in an 8' minimum continuous landscape strip. Permanent irrigation is required.
<b>PARKING</b>	On-street parking shall count towards the minimum required parking.
<b>OTHER ELEMENTS</b>	On all Boulevard intersections, the median shall have a mountable curb. In the Center sub-district, the sidewalk shall be a minimum of 7' wide. If additional travel lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional travel lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.

## SW 216 STREET/MAIN STREET

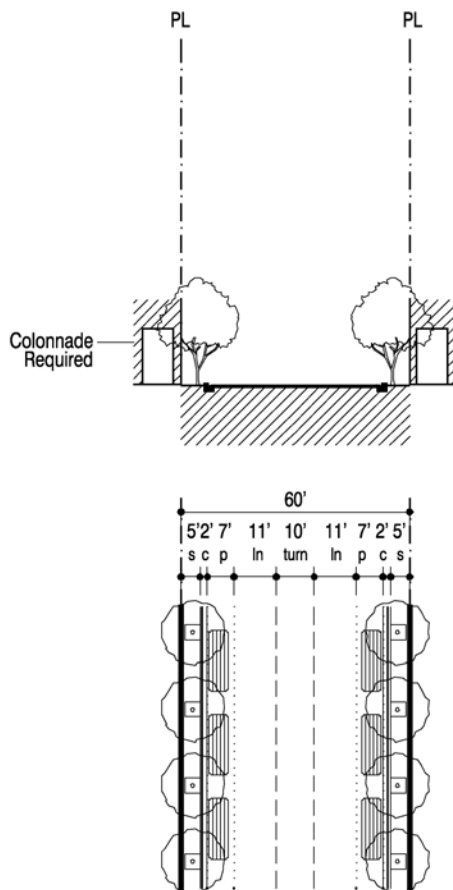
### WEST OF U.S. 1 - CORE

#### STREET SECTION

##### Key:

s: sidewalk  
g: green  
c: curb and gutter  
ln: lane  
med: median  
p: parking  
bl: bike lane  
col: colonnade  
PL: property line  
Min: Minimum  
Max: Maximum  
Req: Required  
Ded: Dedication

— Build to Line  
- - - Property Line



#### LANDSCAPE/ OPEN SPACE

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates. Permanent irrigation is required.

#### PARKING

On-street parking shall count towards the minimum required parking.

#### OTHER ELEMENTS

A colonnade shall be required on both sides of the Main Street when Build-to line is 0' and shall occupy the full length of the building frontage. On all Boulevard intersections, the median shall have a mountable curb. If additional travel lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional travel lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.

Sec. 33-284.96. Conflicts with other Chapters and Regulations.

This article shall govern in the event of conflicts with other zoning, subdivision, or landscape regulations of this code, or with the Miami-Dade Department of Public Works Manual of Public Works.

Section 33-284.97. Non-conforming Structures, Uses, and Occupancies.

Nothing contained in this article shall be deemed or construed to prohibit a continuation of a legal nonconforming structure, use, or occupancy in the GCUC that either (1) was existing as of the date of the district boundary change on the property to GCUC District or (2) on or before said date, had received final site plan approval through a public hearing pursuant to this chapter or through administrative site plan review or had a valid building permit. However, any structure, use, or occupancy in the GCUC District that is discontinued for a period of at least six months, or is superseded by a lawful structure, use or occupancy permitted under this chapter, or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall be subject to section 33-35(c) of this code. However, a lawfully existing single-family home use that is discontinued for a period of at least six months or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall not be subject to section 33-35(c) of this code.

(Ord. No. 05-144, § 7-7-05; Ord. No. 06-10, 1-24-06)

\* \* \*

*Note: Ord. No. 05-144 amended Sec. 33-133 of the Code of Miami-Dade County, Florida, to read as follows:*

Sec. 33-133. Right-of-way plan and minimum width of streets and ways.

The minimum right-of-way widths for streets, roads and public ways for the unincorporated area of the County shall be as follows:

\* \* \*

(B) EAST AND WEST STREETS

\* \* \*

East-West South Street

\* \* \*

(28)(a) Coral Reef Drive (SW 152 Street) from Ludlam  
Road to West Old Cutler Road..... 110

(a.1) Hainlin Mill Drive (SW 216 Street) from Biscayne  
Bay bulkhead line to SW 177 Ave.>> except as noted  
below.....<< 110

>>Note: SW 216 Street from State Road No. 5 (US No. 1)  
To SW 127 Avenue.....60.<<